

## OTHER PROPERTIES CONSIDERED

### 3610 EDISON

Land is currently for sale for \$350,000.

### 7850 SECOND

Property is currently for sale for \$1,200,000

### MAV PROPERTY ON DEXTER ANN ARBOR

Land cost is estimated at \$700,000 for the entire parcel  
(negotiation would be necessary to determine whether a  
portion of the parcel could be purchased)

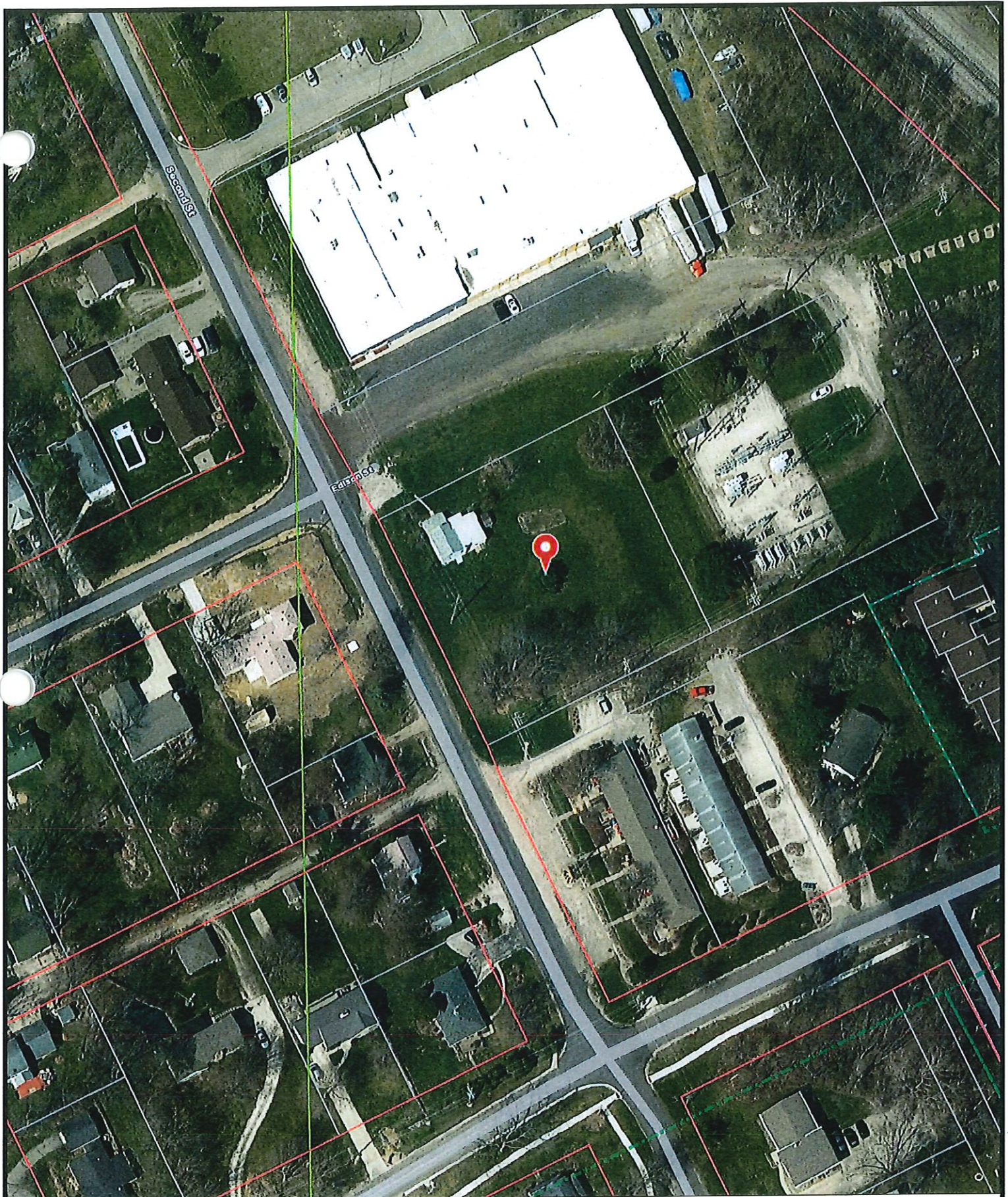
### 7495 JOY

Land is currently for sale for \$300,000

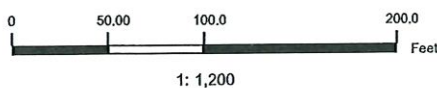
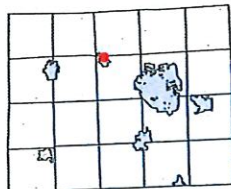
### 8225 DEXTER CHELSEA

Currently owned by the American Legion; not officially listed  
but they would be willing to discuss the sale of a portion of  
their property.





3610 Edison  
0.9 acre



5/10/2016

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NOTE: Parcels may not be to scale.

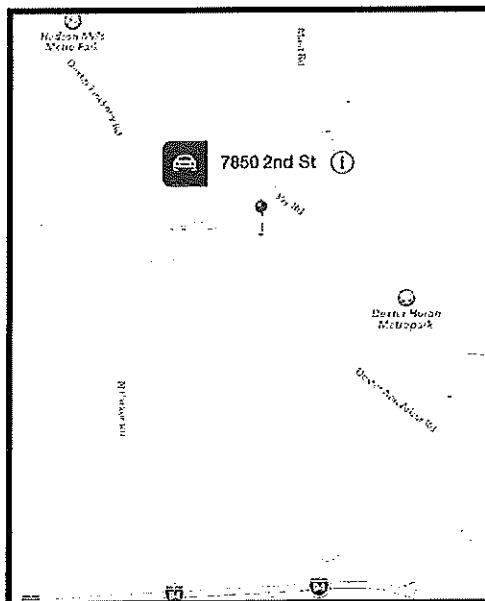
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**Swisher**  
COMMERCIAL

**For Sale or Lease**  
**7850 Second Street**  
Dexter, Michigan



**LOCATION:**

- Second between Central and Inverness
- Easy access to I-94 and M-14

**PROPERTY:**

- 45,000 sf
- 1.76 acres
- Clean warehouse/manufacturing facility
- 12' - 18' ceilings
- Approximately 9,000 sf of office
- 4 loading docks and grade level overhead door
- Warehouse area has several sections
- R & D area, receiving office, lunchroom area
- Partially built offices
- Property has plenty of on-site surface parking

**ZONING:** Village Commercial

**TAXES:**

- Parcel Number: HD-08-05-230-007
- Both Scio Township/Dexter Village
- 2013 combined taxes = \$19,488

**LEASE TERMS:**

- \$9/sf Office & \$6/sf Warehouse plus utilities
- 36 month term

**SALE PRICE:** \$1,200,000

Building relationships.



208 E. Washington Ann Arbor, MI 48104

[www.swishercommercial.com](http://www.swishercommercial.com)

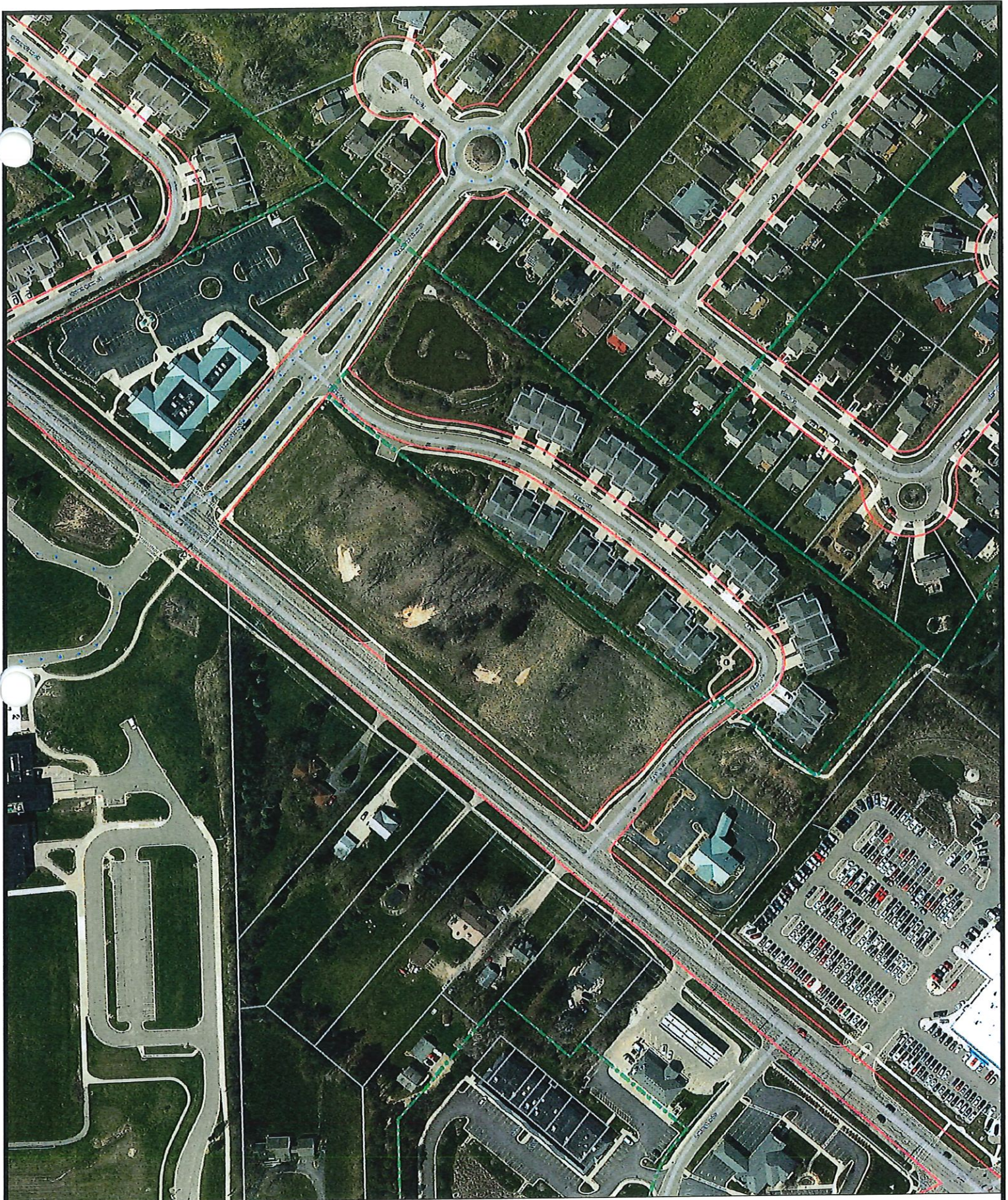
**For more information, call:**

**John Evans**  
[evans@swishercommercial.com](mailto:evans@swishercommercial.com)  
734-662-3682

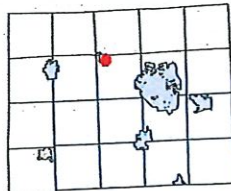
**Jeff Evans**  
[jeffevans@swishercommercial.com](mailto:jeffevans@swishercommercial.com)  
734-926-0222

**Swisher**  
COMMERCIAL





MAN property  
5.47 acres



0 100.00 200.0 400.0 Feet

1: 2,400

5/10/2016

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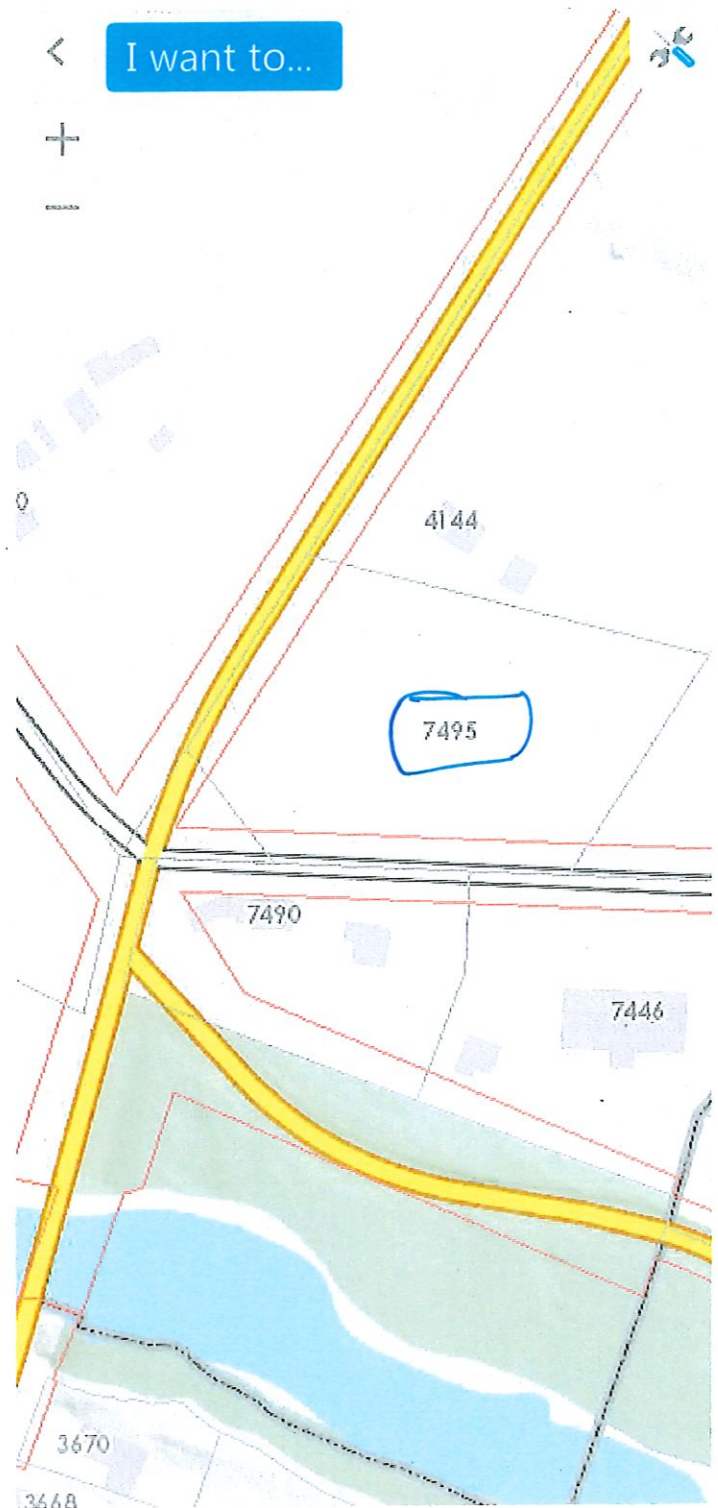
Welcome to MapWashtenaw 2.5.2!

This viewer uses the latest HTML & CSS standards:

- No longer requires the Microsoft Silverlight plugin!
- It can be used on all desktops, tablets, and phones
- Touch-enabled devices will work with pinch gestures for zoom control.

It is recommended that you use a modern browser (IE9+, Firefox, Chrome, Safari) for full functionality.

Do you have a question or comment? [Email us](#)



Road Map



0 100 200ft

## Client Detail with Addl Pics Report

Listings as of 03/04/16 at 7:32am

Active 06/15/15 Listing # 3232123 7495 Joy Rd Dexter, MI 48130 Listing Price: \$300,000  
County: Washtenaw

Property Type	Lots & Land	Property Subtype	Lots & Land
Area	Dexter Cmty	Price/Acre	\$102,389.08
Tax Code	C-03-32-300-009	Lot Sq Ft (approx)	127631 ((Tax Record))
DOM/CDOM	263/263	Lot Acres (approx)	2.9300



Directions Just east of Mast Rd.

City or Township	Township	Municipality	Webster Twp
Zoning	RI	Well 1st	No
Oil/Min. Rts Incl	Yes	Leased	No
Go W/Property	Yes	Sign	Yes
Stake Survey	Yes	Stake Visible	Yes
Easement	Road and utility easements	School District Name	Dexter
Elementary School	Dexter	Summer Taxes	207.00
Summer Year	2014	Winter Taxes	793.00
Winter Year	2014	Tax Value	19385
Tax Value Year	2014	State Eq Value	43500
State Eq Value Year	2014	Ownership	Private Owned
Short Sale	No	Road Type	Public
Utilities	Electric		

Presented By:



March 2016

Todd W Lands

Lic: 6502379593  
Cellular: 734-645-2637  
Direct: 734-669-4544  
Office: 734-429-9449

E-mail: Lands@ReinhartRealtors.com  
Web Page: www.MichiganLands.com

The Charles Reinhart Company

Broker Lic.: 6501366696  
1020 E. Michigan Avenue  
Saline, MI 48176  
734-429-9449  
Fax : 734-429-9448

See our listings online:  
www.ReinhartRealtors.com

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**CERTIFICATE OF SURVEY**

DECEMBER 5, 2003

**SURVEY OF: SEVEN PARCELS OF LAND IN THE SOUTHWEST ¼  
OF SECTION 32, T1S - R5E, WEBSTER TOWNSHIP,  
WASHTENAW COUNTY, MICHIGAN  
SHEET 4 OF 13**

**PARCEL 2**

**LEGAL DESCRIPTION OF RECORD, LIBER 77, PAGE 94, DECEMBER 18, 1871:  
CURRENT TAX ID NUMBER: C -- 03 - 32 - 300 - 009**

BEGINNING IN THE INTERIOR OF THE SOUTH ONE QUARTER OF SECTION THIRTY TWO ( 32 ) IN  
TOWNSHIP ONE SOUTH OF RANGE FIVE EAST, AT A CEDAR STAKE STANDING IN THE CENTER OF THE  
JUNCTION OF THE THREE HIGHWAYS WHICH MEET NEAR THE PENINSULA MILLS AND RUNNING

THENCE SOUTH EIGHTY FIVE AND ONE FOURTH DEGREES EAST SEVEN CHAINS ALONG THE RIVER ROAD,

THENCE NORTH THIRTY THREE DEGREES EAST FOUR CHAINS

THENCE IN A WESTERLY DIRECTION TWENTY FIVE RODS AND SIX FEET TO A STAKE AND STONE STANDING  
IN THE CENTER OF THE MIDDLE ROAD

THENCE SOUTH THIRTY THREE DEGREES WEST TWENTY TWO RODS ALONG THE CENTER OF THE MIDDLE  
ROAD TO THE PLACE OF BEGINNING MAGNETIC VARIATION OF COMPASS TWO DEGREES EAST, CONTAINING  
THREE ACRES MORE OR LESS.

**LEGAL DESCRIPTION OF RECORD, LIBER 353, PAGE 21, JUNE 23, 1941 AND LIBER 3024, PAGE 75,  
SEPTEMBER 2, 1994: CURRENT TAX ID NUMBER: C - 03 - 32 - 300 - 009; RODGER V. SMITH, LIVING TRUST**

BEGINNING AT THE INTERSECTION OF THE CENTER LINES OF HURON RIVER DRIVE, ( SO-CALLED );  
MAST-DALY ROAD ( SO-CALLED ) AND JOY ROAD ( SO-CALLED ) IN THE SOUTHWEST QUARTER, SECTION  
THIRTY TWO, TOWN ONE SOUTH, RANGE FIVE EAST, WASHTENAW COUNTY, MICHIGAN AND RUNNING

THENCE SOUTH 85 DEGREES 15 MINUTES EAST ALONG THE CENTER LINE OF SAID JOY ROAD FOR 401.1 FEET;

THENCE NORTH 33 DEGREES 00 MINUTES EAST 267.64 FEET;

THENCE NORTH 70 DEGREES 49 MINUTES 30 SECONDS WEST FOR 419.8 FEET TO THE CENTER LINE OF SAID  
MAST-DALY ROAD;

THENCE SOUTH 25 DEGREES 40 MINUTES 30 SECONDS WEST ALONG SAID CENTER LINE FOR 364.3 FEET TO  
THE POINT OF BEGINNING, BEING A PART OF THE SOUTHWEST QUARTER OF SECTION THIRTY TWO, TOWN  
ONE SOUTH, RANGE FIVE EAST, WASHTENAW COUNTY, MICHIGAN.

**LEGAL DESCRIPTION AS PER THIS SURVEY:**

CURRENT TAX ID NUMBER: C - 03 - 32 - 300 - 009, RODGER V. SMITH, LIVING TRUST

A PARCEL OF LAND BEING A PART OF THE SOUTHWEST ONE QUARTER OF SECTION THIRTY TWO,  
TOWN ONE SOUTH, RANGE FIVE EAST, WASHTENAW COUNTY, MICHIGAN, DESCRIBED AS,

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 32;

THENCE NORTH 49°23'24" WEST 1135.02 FEET ALONG THE CENTERLINE OF JOY ROAD TO A POINT OF  
CENTERLINE INTERSECTION;

THENCE NORTH 86° 26'04" WEST 1080.97 FEET ALONG THE CENTERLINE OF JOY ROAD TO A POINT OF  
CENTERLINE INTERSECTION FOR JOY ROAD, HURON RIVER DRIVE AND MAST-DALY ROAD;

THENCE NORTH 32°49'51" EAST 130.00' ALONG THE CENTERLINE OF MAST-DALY ROAD TO THE PLACE OF  
BEGINNING;

THENCE CONTINUING NORTH 32° 49'51" EAST 234.30 FEET ALONG SAID CENTERLINE,

THENCE SOUTH 74°53'13" EAST 424.50 FEET TO THE INTENDED WESTERLY LINE OF A PARCEL OF LAND AS  
DESCRIBED IN LIBER 2119, PAGE 651 AND THE EASTERLY LINE OF A PARCEL OF LAND AS DESCRIBED IN LIBER  
774, PAGE 628;

THENCE SOUTH 33°06'55" WEST 267.64 FEET ALONG THE INTENDED WESTERLY LINE OF A PARCEL OF LAND  
AS DESCRIBED IN LIBER 2119, PAGE 651, AND THE EASTERLY LINE OF A PARCEL OF LAND AS DESCRIBED IN  
LIBER 77, PAGE 94, AND AS DESCRIBED IN LIBER 774, PAGE 628, TO THE CENTERLINE OF JOY ROAD;

THENCE NORTH 86°26'04" WEST 302.00 FEET ALONG SAID CENTERLINE;

THENCE NORTH 36°48'52" WEST 148.87 FEET BACK TO THE PLACE OF BEGINNING, CONTAINING 2.72 ACRES  
OF LAND, MORE OR LESS, AND BEING SUBJECT TO THE RIGHTS OF THE PUBLIC IN JOY ROAD AND MAST-DALY  
ROAD AND TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

GERALD A. MYERS, P.S., PROFESSIONAL SURVEYOR, 13000 SAGER RD, CHELSEA, MI, 48118, 734.475.8057

*Gerald A. Myers*

# CERTIFICATE OF SURVEY

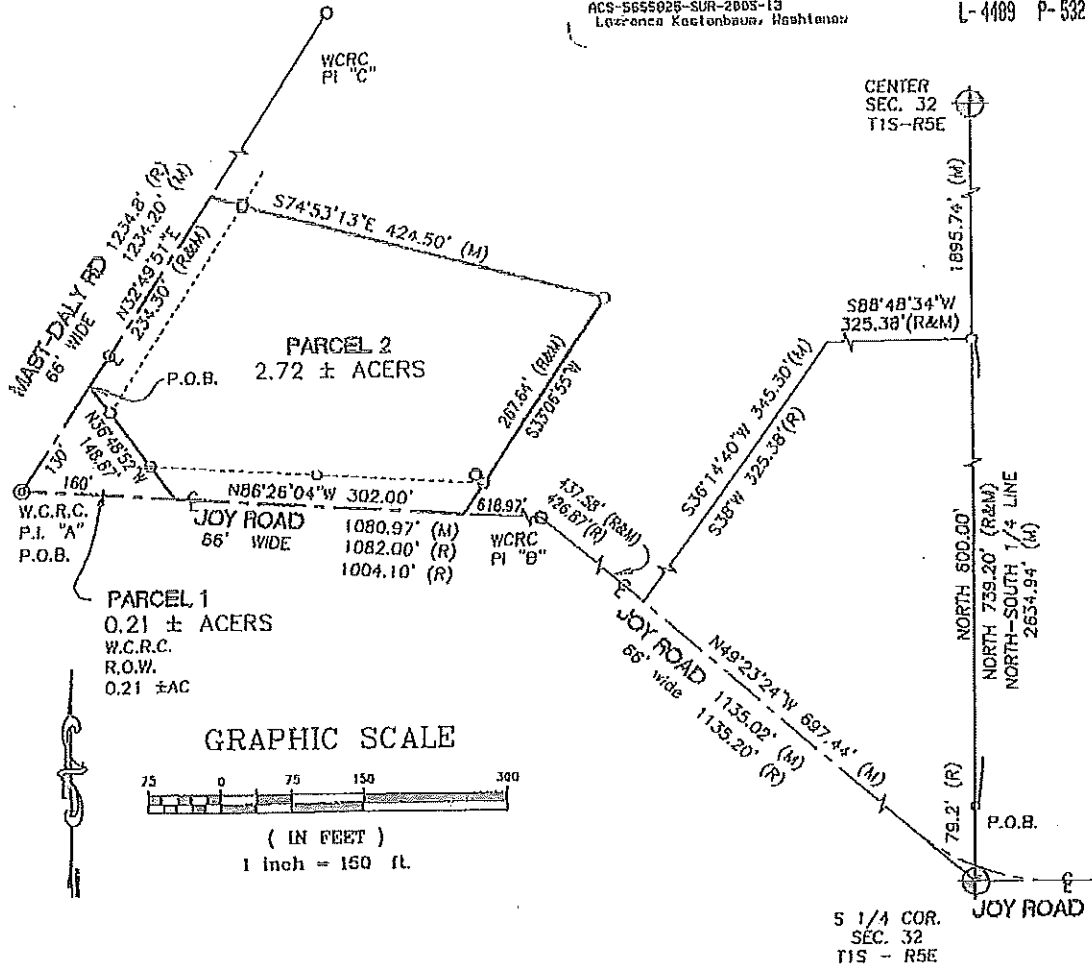
SURVEY OF: SEVEN PARCELS OF LAND IN THE SOUTHWEST 1/4  
OF SECTION 32, T1S - R5E, WEBSTER TOWNSHIP,  
WASHTENAW COUNTY, MICHIGAN

DECEMBER 8, 2003  
SHEET 2 OF 13

Page: 2 of 13

ACS-5655025-SUR-2003-13  
Lawrence Keetonbauer, Hashtenau

10:35 A  
07/05/05  
L-4409 P-532



## LEGEND:

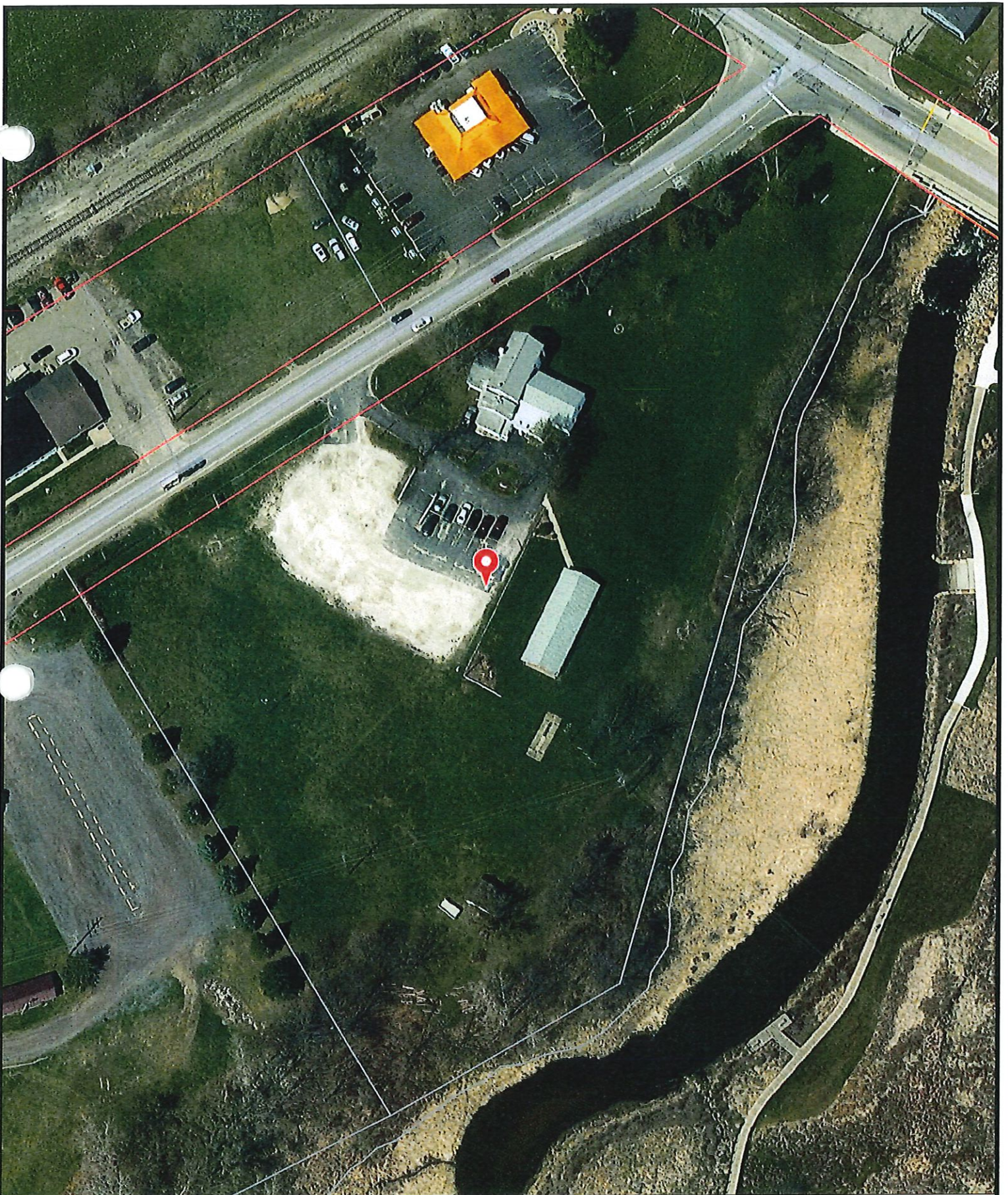
- GOVT CORNER
- CONCRETE MONUMENT
- MONUMENT BOX
- FOUND IRON
- SET 1/2" X 18" IRON ROD & CAP #28418
- EXISTING OVERHEAD ELECTRIC LINES
- FENCE
- (R) RECORD
- (M) MEASURED
- P.O.L. POINT ON LINE
- W.C.R.C. WASHTENAW COUNTY ROAD COMMISSION
- P.I. POINT OF INTERSECTION
- P.O.B. PLACE OF BEGINNING

THIS PRODUCT, IN IT'S ENTIRETY, WAS MADE IN THE U.S.A.  
NONE OF THE WORK WAS EXPORTED FOR COMPUTATIONS OR DRAFTING.

GERALD A. MYERS, PROFESSIONAL SURVEYOR, 13000 Sager Road, Chelsea, Michigan, (734) 475-8057  
DRAFTED BY ENVIRONMENTAL FORMS INC. P.O.B. 3413 Ann Arbor, Michigan, 48106 (734) 476-3446

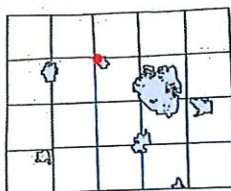
*Gerald A. Myers*





American Legion  
 8225 Dexter Chelsea  
 5.94 acres

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0 50.00 100.0 200.0  
 Feet

1: 1,200

5/10/2016



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